**APPROVED**

**Meeting Minutes**

**Chilmark Planning Board Meeting**

**May 9, 2022**

**4:30PM**

**Via remote participation**

Present: Ann Wallace, Peter Cook, Catherine Thompson, Rich Osnoss, Janet Weidner

Not Present: Hugh Weisman, Mitchell Posin

Public & Board/Comm. Members: Andy Goldman, Bill Rossi, Fred Khedouri, Jessica Roddy, Philip Banta, Jim Feiner, Meredith Hargreaves, Reid Silva (VLSE), Sourati Engineering, Ken Iscol, phone number 5083971743, Bill Eddy, Sander Rikleen

Staff: Jennifer Christy, Admin. Asst.

Site: Remote Meeting/Participation on ZOOM

Chairperson Osnoss called the meeting to order at 4:30PM.

**Homesite Sale Price and House Size Discussion with Housing Committee Members:**

* The discussion began with the plan to begin a public discussion with housing committee members.
* It was determined that the cost that is required for Homesites is $40,000 to cover the costs of installing a well and create a septic design plan.
* Ann Wallace stated that the amount originally established was done so there would be no cost to a homesite owner. Andy Goldman agreed that the amount is to incentivize people to provide homesite housing lots. He mentioned that if the amount needs to rise due to the rise in costs it may be a good idea if there is a clear rationale for an increase.
* Rich Osnoss confirmed that an owner of a lot is responsible for a well and septic plan before making it available as a homesite lot. He wondered what might happen if the costs were later deemed to be higher than $40,000.
* Ann Wallace stated that she and Alison Kisselgof reviewed the costs at Nab’s Corner development, $40,000 to $50,000 per lot, and Ann stated that would still cover current infrastructure costs.
* Rich Osnoss suggested changing the amount in the guidelines to “up to $50,000”. Andy Goldman thought this was a good idea.
* Jim Feiner stated that he would advocate for the Town taking on the infrastructure costs so that owners would feel more incentivized to sell a lot to someone for affordable housing. He advocated letting the owner keep the entire amount paid for an affordable housing lot in order to incentivize people to provide lots.
* Cathy Thompson suggested changing it to “up to $60,000” in case infrastructure costs were higher than $50,000.
* Bill Rossi suggested that the idea was to incentivize a few people to provide lots and not everyone is thinking philanthropically.
* Peter Cook stated that since there will be a hearing on this topic, that possibly there should be a proposal to have a certain amount that is paid for a town affordable lot and a different amount provided to a private citizen who offers an affordable housing lot.
* Rich Osnoss stated that the Housing Committee should hold a public hearing to alter their Homesite Housing Implementation Guidelines to increase the amount paid to affordable lot creators and suggested that the Housing Committee members, at their next meeting, schedule a public hearing.
* Rich Osnoss broached the topic of increasing the Guest House size. Ann Wallace suggested that there be more time to review the idea and to check in with other Towns’ Planning Boards. Peter Cook thought that the arguments on each side of the topic of whether to increase the size of Guest Houses are well established.
* Rich Osnoss stated that it appears, in that case, that a public hearing should be held to address an increase in size Guest House proposal.
* There was discussion about whether a change in Guest House size would address affordable housing.
* Rich Osnoss asked if there is a motion to have a public hearing on the topic: he suggested wording of permitting a Guest House to be built up to 1000 square feet. Andy Goldman inquired if there would be no other restrictions recommended. Rich Osnoss stated that is correct.
* Janet Weidner thought that the Board should not rush. She advocated the Board to wait and discuss the issue more and gather information from other Towns before calling a public hearing. She emphasized not taking a very long time, but taking a little time to form the proposal.
* Bill Rossi stated there is some urgency particularly for people who are in the middle income area.
* Jessica Roddy stated that there is a need for more awareness and education of the topic before a public hearing is scheduled. Jessica Roddy expressed concern that a change to allow larger Guest Houses may just allow more AirBNBs.
* Rich Osnoss mentioned that there may be Chilmarkers who may build a Guest House without impacting the Residential Building Size Regulation and inquired what the downsides might be for having a public hearing right away for the topic. He suggested that there are plusses to a homeowner being able to provide housing for family that is of a livable size.
* Peter Cook stated that West Tisbury has gotten rid of the Guest House designation. Peter stated they have primary and secondary structures.
* Rich Osnoss suggested that the bylaws that are relevant in each of the island Town’s be gathered for next meeting of the Board on May 24th.
* Ken Iscol stated he is leery about what is going to come back from the legislature regarding the Housing Bank. He thought that this Guest House size change opportunity might be the way to get what the Town needs if the outcome from the Housing Bank legislation is not agreeable to the Town.
* Reid Silva stated he worked with West Tisbury to develop the “big house bylaw” and he thought that it is easier for a Planning Board to develop their ideas and proposal first in public meetings and then have public forums before a public hearing is held.
* Rich Osnoss asked that the topic be placed on future agendas.
* Peter Cook noted that he would like to know who from the Planning Board will serve on the Peaked Hill Pastures committee.
* Bill Rossi spoke about the make-up of the Peaked Hill Housing Committee. Bill stated that the Planning Board needs to choose 2 members to serve.
* Rich Osnoss asked if there were members from the Planning Board who would serve. Peter Cook volunteered to serve. Fred Khedouri suggested that the committee choose their own chairperson rather than choose a chairperson now.
* Rich Osnoss volunteered to serve as the second person on the Peaked Hill Pastures Housing Committee.
* Both Janet Weidner and Ann Wallace agreed to help if needed.
* Peter Cook inquired about the organization of the meetings of the Peaked Hill Pastures Housing Committee. Bill Rossi wondered if the administrative assistant of the Planning Board would serve as the administrative assistant for this new Peaked Hill Pastures Housing Committee.

**Form A: Highmark Green LLC, Map 66, Lot 2:**

* The Form A plan was reviewed.
* Reid Silva asked to “table” the Form A application for now and fielded a few questions about the plan.
* The Planning Board discussed the issue of tabling and asked for an extension. It was agreed to have Jennifer Christy send Reid an extension document to sign to extend the period of action to August 31, 2022.
* Reid Silva agreed to this extension.

**Preliminary Discussion: Hargreaves Building Envelope, Map 25, Lot 6.3**

* Margaret Hargreaves was recognized and gave a brief synopsis of the topic. Margaret Hargreaves shared her screen to show a proposed building envelope change.
* Jennifer Christy shared her screen with the documents that were sent to the Board prior to the meeting.
* Rich Osnoss asked for the Board members to please review the documents and the topic will be discussed at the next meeting on May 23, 2022.

**Form A Application: Labaree, Map 21, Lot 37**

* George Sourati shared his screen and summarized the lot line change.
* The Attorney for the Labaree family summarized the issue.
* Peter Cook stated he was in favor of recognizing the plan as an ANR.
* The Attorney explained that the Form A creates the lot 37 on its own so that it may be the subject of a deed.
* Cathy Thompson expressed some concern about the possible easements to the beach that other abutters to the Elias and Labaree may have and wondered if this Form A would change those easements. It was stated that the easements would not be affected by this Form A.
* Peter Cook moved to endorse the Form A plan as presented. Janet Weidner seconded the motion. The motion was approved unanimously by roll call vote.

**Annual Town Meeting Discussion:**

* + Rich Osnoss expressed confusion about the result of the Annual Town Meeting discussion about Youth Lots.
	+ Cathy Thompson expressed some concern that the addition of Youth Lots to the zoning bylaw amendment would create a difficulty with the amendment being approved by the Attorney General.
	+ Rich Osnoss stated he would like to look closely at the voted ZBL change to add Youth Lots in 6.1 and asked that this be put on the agenda for May 23.
	+ Andy Goldman supported the review of this change on the floor of Town Meeting to see what impact this has on the bylaws and housing.
	+ Jessica Roddy spoke against the addition of Youth Lots in the section amended at the Town Meeting. She expressed worry that a long-awaited bylaw amendment that was amended without a lot of consideration on the Town floor would now possibly be in jeopardy before the Attorney General.

**Annual Appointments**

* Jennifer Christy alerted that the Housing Committee members who are appointed by the Planning Board are Nettie Kent Ruel, Jim Feiner and Allison Cameron Parry and she has not yet received requests from these current members for reappointment. She stated she will have the agenda item on the May 23rd meeting agenda.
* Jennifer Christy alerted the Board that the following members serve as Planning Board representatives:
	+ CPC: Cathy Thompson
	+ Site Review: Janet Weidner and Peter Cook and other Board members as needed
	+ SPDAC: Rich Osnoss with Peter Cook as alternate
	+ MVLB Town Adv. Board: Peter Cook
	+ Molly Flender Affordable Housing Committee: Janet Weidner
* Rich Osnoss asked all if they are interested in serving another year. All agreed to be reappointed for another year and Jennifer Christy stated she would communicate this information to the Select Board.

**Correspondence:**

* The correspondence was reviewed from SPDAC and Ms. Sorrentino.

**Minutes:**

* The April 11 & 25, 2022 minutes were not reviewed because the drafts had not been completed.

**Topics Not Reasonably Anticipated by the Chair at the Time of Posting:**

A motion was made to adjourn the meeting. The motion was seconded and passed unanimously by roll call vote.

**Next Meeting(s):**

* Monday, May 23, 2022, 4:30PM

**Documents:**

Form A Plan & Application Highmark Green LLC

Form A Plan & Application Labaree

Hargreaves sketch

Meeting adjourned at 6:38PM. Minutes respectfully submitted by Jennifer L. Christy